



## 38 Church Hill Avenue, Warton, Carnforth, LA5 9NU

Located within stunning surroundings including the impressive Warton Cragg, is this well maintained three bedroom dormer bungalow on Church Hill Avenue. Ready to move in, the spacious property is available with no onward chain and will appeal to a range of buyers from retirees to young families, who will all undoubtedly take advantage of the desirable location as well as utilise the generously sized living accommodation on offer. Internally, the property briefly comprises on the ground floor of an entrance porch, an inviting lounge complete with feature fire place, a versatile dining area, a contemporary bathroom suite, an attractive modern fitted kitchen and a large double bedroom. To the first floor are two more excellent sized double bedrooms. Externally, a well designed terraced garden can be found to the rear, with raised patios and a mature lawn with a stocked flower border, which provides an ideal space for a relaxing table and chairs. To the front is a lengthy driveway providing off road parking for several vehicles and this sits adjacent to an attractive minimal maintenance front garden. A popular location, the dormer bungalow is within moments of Warton Cragg and being close to Arnside and Silverdale has easy access to a number of stunning countryside or coastal walks. There are amenities aplenty within the village. There are two good pubs, a primary school and two churches. If you can't find what you are looking for in Warton, nearby Carnforth has many of its own amenities including doctors, dentists, a selection of shops and supermarkets and the Train Station made famous by the Brief Encounter movie. J35 of the M6 is only two and a half miles away and the West Coast railway line running from the station leads to many major towns and cities for the commuting professional.



## Ground Floor

### Lounge

Bright and spacious room with windows to front and side aspects, feature fire place, radiator and ceiling light.

### Dining Area

Versatile space which is semi-open plan with the lounge area. Could easily be utilised as a study area or even a child's playroom. With a window to front aspect, radiator and ceiling light.

### Bathroom

Contemporary three piece bathroom suite, with a panel bath and shower over, low flush WC and a vanity unit with wash hand basin. Towel radiator, window to side aspect and ceiling lights.

### Kitchen

Modern fitted kitchen with a range of base and wall mounted units, four ring gas hob with fan oven beneath, plumbing for washing machine, space for fridge freezer, sink and drainer unit. Also providing access out to the rear garden, a window overlooking the rear aspect, a radiator and ceiling light.

### Bedroom One

Large double bedroom with a window to rear aspect, radiator and ceiling light.

## First Floor

### Bedroom Two

Another good sized double bedroom with superb views overlooking the surrounding countryside, including Warton Cragg. With a window to rear aspect, radiator and ceiling light.

### Bedroom Three

Third double bedroom with superb views overlooking the surrounding countryside, including Warton Cragg. With a window to rear aspect, radiator and ceiling light.

### External

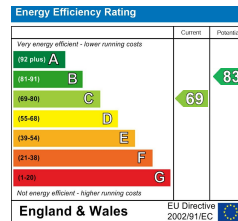
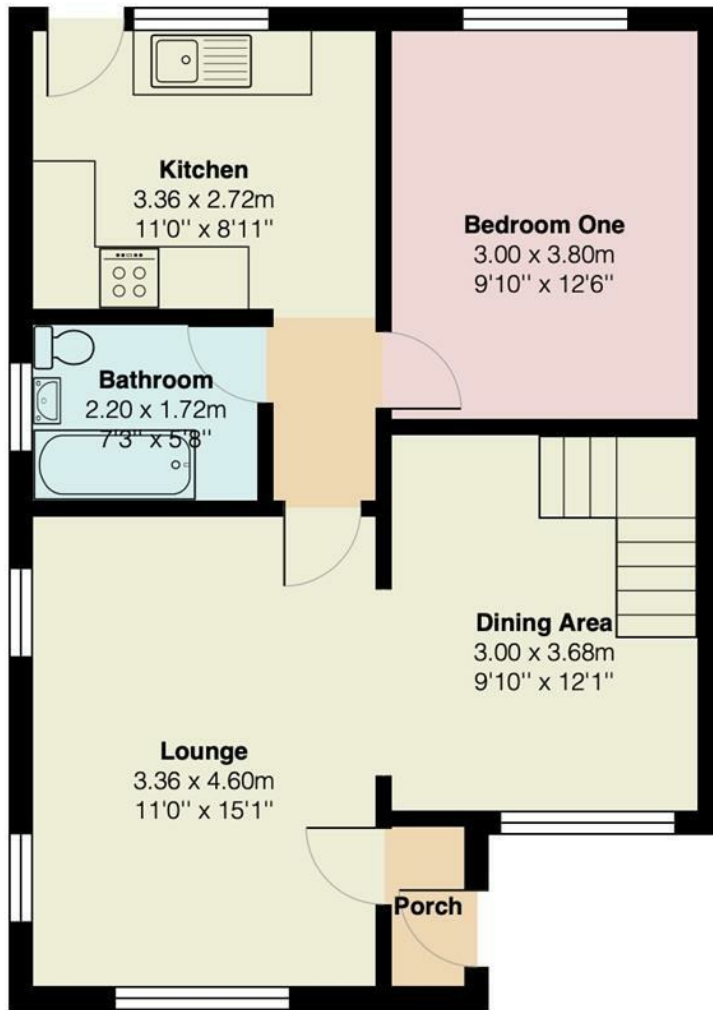
Well designed terraced garden to the rear, with raised patios and a mature lawn with stocked flower border, providing an ideal space for a table and chairs. Driveway to the front providing off road parking for several vehicles, adjacent to an attractive minimal maintenance front garden.

## Council Tax

Band C







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